

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, APRIL 20, 2005**

UNAPPROVED
JUNE 17, 2005

PRESENT: Walter L. Alcorn, Commissioner At-Large
Frank A. de la Fe, Hunter Mill District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large
Nancy Hopkins, Dranesville District
Ronald W. Koch, Sully District
Kenneth A. Lawrence, Providence District
Rodney L. Lusk, Lee District
Peter F. Murphy, Jr., Springfield District

ABSENT: John R. Byers, Mount Vernon District
Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 7:48 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner Koch announced that Alison Kriviskey, Senior Planner, Planning Division (PD), Department of Planning and Zoning (DPZ), would be retiring this year and said she would be greatly missed. Chairman Murphy noted that Ms. Kriviskey began working for DPZ in 1985 and thanked her for being an integral part of the planning process in Fairfax County and performing a remarkable job, especially addressing the concerns of citizens. He wished her and her husband, Bruce, a former Historic Preservation Planner, DPZ, the best of luck and commented that they were a dynamic team that had contributed immeasurably to helping the Planning Commission, the Board of Supervisors, and most importantly, the citizens of the County during their respective times of employment.

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Chairman Murphy announced that public hearings on Providence District APR items would be the only item on the agenda tomorrow evening.

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Commissioner Alcorn noted that last evening, he had attended a citizens meeting organized by several groups including the Providence District Council and said he would distribute copies of handouts to Commissioners. He reported that during the open forum, the Honorable Tom Davis, U.S. House of Representatives, Virginia's 11th District, stated that he would add language to a Federal Appropriations Bill to restrict the ability of Metro to transfer land as part of the Fairlee or Metro West development.

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RZ 2004-BR-040 - MELVIN E. EDELIN & HAZEL F. EDELIN (Decision Only)

(The public hearing on this application was held on April 13, 2005. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2004-BR-040, SUBJECT TO THE PROFFERS DATED APRIL 19, 2005, AND THE GDP DATED APRIL 19, 2005.

Commissioner Alcorn seconded the motion which carried by a vote of 8-0-1 with Commissioner Murphy abstaining; Commissioner Lusk not present for the vote; Commissioners Byers and Wilson absent from the meeting.

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APR-04-III-3UP (Sully District)

At the request of the nominator, Commissioner Koch MOVED TO ACCEPT WITHDRAWAL OF APR-04-III-3UP.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Lusk not present for the vote; Commissioners Byers and Wilson absent from the meeting.

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APR-04-III-7BR (Sully District)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON APR-04-III-7BR INDEFINITELY.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Lusk not present for the vote; Commissioners Byers and Wilson absent from the meeting.

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APR-04-III-5DS (Sully/Hunter Mill Districts)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON APR-04-III-5DS INDEFINITELY.

Commissioners Hall and de la Fe seconded the motion which carried unanimously with Commissioner Lusk not present for the vote; Commissioners Byers and Wilson absent from the meeting.

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APR-04-III-6DS (Sully District)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON APR-04-III-6DS INDEFINITELY.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Lusk not present for the vote; Commissioners Byers and Wilson absent from the meeting.

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FS-H05-4 - NEXTEL, 2231 Colts Neck Road

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-H05-4.

Commissioners Lawrence and Koch seconded the motion which carried unanimously with Commissioner Lusk not present for the vote; Commissioners Byers and Wilson absent from the meeting.

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SE 2003-LE-028 - SILVIO DIANA

SE 2003-LE-029 - SILVIO DIANA

SE 2003-LE-031 - SILVIO DIANA (Decisions Only)

(The public hearing on these applications was held on February 2, 2005. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS DENIAL OF SE 2003-LE-028.

Commissioners Harsel, Alcorn, and Hall seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Byers and Wilson absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS DENIAL OF SE 2003-LE-029.

Commissioners Lawrence and Hall seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Byers and Wilson absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS DENIAL OF SE 2003-LE-031.

Commissioners Hall and Lawrence seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Byers and Wilson absent from the meeting.

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ORDER OF THE AGENDA

Chairman Murphy announced that tonight's agenda would consist of the first of two scheduled public hearing sessions on the 2004/2005 North County Cycle Area Plans Review (APR) nominations as follows:

1. Dranesville District nominations
2. Hunter Mill District nominations
3. Sully District nominations

He noted that no new items would be taken up after 12:00 a.m. and that any items not heard would be carried over to Wednesday, April 27, 2005. He added that markup was scheduled for Wednesday, May 18, 2005.

This order was accepted without objection.

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AREA PLANS REVIEW (APR) - The Planning Commission will consider proposed Plan Amendment nominations submitted as part of the 2004/2005 North County Cycle Area Plans Review process for the Dranesville, Hunter Mill and Sully Magisterial Districts as summarized in the newsprint document "Fairfax County Comprehensive Plan 2004 North County Cycle Area Plans Review Public Hearings." PUBLIC HEARINGS.

Chairman Murphy reviewed the rules for public testimony and called the first item.

DRANESVILLE DISTRICT

APR-04-II-2M - Located at 6862 Elm St. Adopted Plan: Office and ground floor retail up to .50 FAR with option for mixed use up to 1.0 FAR if res. component is at least one-third of the gross floor area; includes independent or assisted living. Nominated Plan: Add mixed use option up to 1.0 FAR (60% office and 40% res. at 30- 40 du/ac).

Indrani Sistla, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language outlined on page 6 of the staff report.

John Ulfelder, Chair, Dranesville District Task Force, stated that the Task Force concurred with the staff alternative.

Chairman Murphy called the first listed speaker.

David Brown, with McLean Plaza, LP, representing the nominator, said the modification would permit the nominator to move forward with the planning process for a residential condominium project on the subject site.

Stephen Pournaras, 6870 Elm Street, McLean, noted that he co-owned a property at the corner of Fleetwood Road and Elm Street and expressed opposition to the nomination because the proposed development would adversely affect parking and traffic conditions.

James Robertson, representing the McLean Citizens Association, 7209 Evan Mill Road, McLean, said his association was in favor of retaining the current Plan language due to the adverse impact of the proposed height of the building and increased traffic.

In response to questions from Commissioner Hopkins, Mr. Ulfelder explained that the Task Force added the need for a buffer between the proposed parking structure and the existing homes at the south end of the subject site, to which the owner had agreed. He indicated that the Task Force expressed concern about the height of the proposed development, but acknowledged that the current Plan restricted residential development to three floors and said this issue would be addressed at the time of rezoning.

Responding to a question from Commissioner Alcorn, Mr. Ulfelder noted that the Task Force vote was 8-1-1.

There were no further speakers, comments or questions; therefore, Chairman Murphy closed the public hearing.

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APR-04-II-4M - Located at 30-2((4)) (D) 11B (no address) and 1320 Old Chain Bridge Rd. Adopted Plan: Retail with supplemental office uses up to 0.35 FAR with option for mixed use up to .70 FAR for 30-2 ((4)) (D) 47A and southern portion of 30-2 ((4)) (D) 11B. Option for up to .50 FAR for the northern portion of 30-2 ((4)) (D) 11B. Nominated Plan: Add option for mixed use up to 1.25 FAR with office integrated personal storage use or multi-family res. use.

Indrani Sistla, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language outlined on page 17 of the staff report.

In response to a question from Commissioner Harsel, Ms. Sistla clarified that the staff alternative included an option for an office building and a personal storage building.

John Ulfelder, Chair, Dranesville District Task Force, stated that the Task Force concurred with the staff alternative.

Chairman Murphy called the first listed speaker.

Khalid Akhtar, 1340 Old Chain Bridge Road, McLean, expressed support of the proposed change in the floor area ratio and requested that a similar change be considered in the corner between Old Chain Bridge Road and Old McLean Village.

Keith Martin, Esquire, with Sack, Harris & Martin, PC, representing the nominator, indicated that the nominator, the McLean Citizens Association, and the Task Force supported the staff alternative. He said the Planning Commission had directed Zoning Administration Division staff to draft a Zoning Ordinance amendment for the Priority 1 list to establish a zoning district to accommodate the proposed use.

Responding to questions from Commissioner Hopkins, Mr. Martin explained that the existing parking on lot 47A would be replaced by a parking structure that would be located underneath the new building.

In response to a question from Commissioner Harsel, Mr. Martin said the nominator agreed to remove the multi-family residential use option from the nomination.

James Robertson, representing the McLean Citizens Association, 7209 Evan Mill Road, McLean, said his association was in support of the staff alternative because it would meet the need for storage in the area.

There were no further speakers, comments or questions; therefore, Chairman Murphy closed the public hearing.

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APR-04-III-5UP - Located at Area III; Upper Potomac Planning District; UP1-Riverfront Community Planning Sector, UP2-Springvale Community Planning Sector, and UP3-Hickory Community Planning Sector. Adopted Plan: Planning Sectors UP1 & UP2: Provides conditions for cluster subdivision; UP3: cluster subdivision is inappropriate. Nominated Plan: Planning Sectors UP1, UP2 & UP3: Modify conditions for cluster subdivision.

Indrani Sistla, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff supported the nomination with modifications as recommended by the Task Force and outlined on page 6 of the Task Force Report, a copy of which is in the date file.

John Ulfelder, Chair, Dranesville District Task Force, stated that the Task Force concurred with the staff recommendation.

Chairman Murphy called the first listed speaker.

Mr. Ulfelder, who was also the nominator, said the Task Force recommended a modification to permit cluster subdivisions in the R-1 and R-E Districts as long as particular criteria such as trails connections, vistas along Georgetown Pike, historic sites, and scenic areas were met. He noted that the Task Force was not opposed to the staff recommendation to omit the phrase, "...plus any allowed density bonus," from the proposed language in Criteria 5.

Tom Berray, 10321 Eclipse Lane, Great Falls, asked what the nomination proposed to accomplish. Sterling Wheeler, PD, DPZ, responded that the proposed language would not change the planned use of the subject property or planning sectors, but would provide additional criteria to consider a cluster subdivision through the special exception (SE) application process.

Commissioner Alcorn further explained that approval of this nomination would require SE approval through the public hearing process if someone wanted to develop a cluster subdivision in the subject planning district instead of allowing cluster subdivisions by-right.

Commissioner Hart commented that cluster development enabled Fairfax County to obtain hundreds of acres of parkland and trails with no increase in density.

There were no further speakers, comments or questions; therefore, Chairman Murphy closed the public hearing.

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HUNTER MILL DISTRICT

APR-04-III-2DS - Located at 15-4((1)) 26B (no address); 13710 Frying Pan Rd. Adopted Plan: Mixed use including support retail up to 1.0 FAR with option for res. 8-12 du/ac. Nominated Plan: Allow community serving retail within mixed use development.

APR-04-III-3DS - Located at 15-4((1)) 26A (no address); 13900 Frying Pan Rd. Adopted Plan: Mixed use including support retail up to 1.0 FAR. Nominated Plan: Allow community serving retail within mixed use development. Remove phasing requirements for res.

Lindsay Mason, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that she would also be presenting the Task Force recommendation since the Chairman, Richard Little, was unable to attend tonight's meeting. She stated that staff recommended approval of the alternative language for both nominations as outlined on pages 10 through 11 of the staff report and that the Task Force concurred with the staff alternative for APR-04-III-2DS, but recommended that the Comprehensive Plan be retained for APR-04-III-3DS.

Chairman Murphy called the first listed speaker.

Mark Looney, Esquire, with Cooley Godward LLP, representing the nominator of APR-04-III-3DS, stated that the purpose of this nomination was to clarify what types of support retail development would be allowed and to ensure that phasing requirements would be tied to market demands. He indicated the nominator had discussed with staff the possibility of submitting a phasing plan as part of a future rezoning application and wanted clarification of staff's alternative language regarding recreational opportunities and school issues. Mr. Looney noted that the nominator would continue to work with staff, Commissioner de la Fe, and others to address issues prior to the markup session.

Responding to a question from Commissioner de la Fe, Mr. Looney said that the staff alternative clarified Plan language concerning the retail component.

In response to another question from Commissioner de la Fe, Ms. Mason explained that approval of the staff alternative would allow retail use to replace part of the residential use, but the total residential use could not be increased.

Responding to a question from Commissioner Harsel, Ms. Mason said the Task Force concurred with the proposed staff alternative.

Commissioner de la Fe commented that the Task Force did not agree with the initial staff recommendation that the objectives of the nomination could be achieved under the current Plan language. For that reason, he said, the nominator and staff developed alternative language which was now supported by the Task Force.

Gregory Riegle, Esquire, with McGuire Woods LLP, representing the nominator of APR-04-III-2DS, stated that approval of the nomination would create a set of incentives to provide encouragement for the applicant and the property owner to unite and create a better project through the mixed-use concept. He said approval would also create public benefits and recreational opportunities.

Robert Bullett, representing the Mount Pleasant Baptist Church, 2516 Squirrel Hill Road, Herndon, noted that his church had been part of the Herndon community since 1866 and its property bordered the APR-04-III-2DS property. He suggested that the recreation area for the community be strengthened since there were not enough recreational opportunities in the area.

There were no further speakers, comments or questions; therefore, Chairman Murphy closed the public hearing.

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APR-04-III-4DS - Located at 24-2((1)) 2, 4 (no address); 13717
Frying Pan Rd. Adopted Plan: Office up to .35 FAR with conditions.
Nominated Plan: Add option for res. 3-4 du/ac, subject to multiplier
for elderly housing.

Lindsay Mason, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language outlined on page 43 of the staff report; the Hunter Mill District Task Force recommended that the Comprehensive Plan be retained; and the Sully District Task Force recommended approval of the nomination with a condition that the residential use be restricted to residents aged 62 and older.

Chairman Murphy called the first listed speaker.

Gregory Riegle, Esquire, with McGuire Woods LLP, representing the nominator, stated that the proposed development would provide a better transition to nearby residential and office uses, generate less traffic, prohibit school-age children, and provide elderly housing opportunities. He indicated that the nominator disagreed with the staff alternative, but agreed to add Plan language to encourage consolidation with adjoining properties to create a more unified development. He acknowledged that there were environmental constraints on the southern end of the subject site, but said that was typical of many properties throughout the County. Mr. Riegle explained that the subject site would be ideal for elderly housing, with retail uses located across the street. He noted that the proposed development would provide park land at the rear, create an appropriate atmosphere, and offer a better use than office as currently in the Plan.

Stephen Thompson, representing the Middleton Farm Homeowners Association, 2909 Blue Holly Lane, Herndon, said it had been confusing deciphering APR-04-III-4DS, APR-04-III-5DS, and APR-04-III-6DS. He submitted a petition signed by residents of the Middleton Farm subdivision who opposed any rezoning that would increase the number of children attending the schools in the area. (The original petition is in the date file.) He acknowledged that the community would need to work closely with the School Board to address the overcrowding issues at Westfield High School, Floris Elementary School, and Rachel Carson Middle School.

Commissioner de la Fe explained that APR-04-III-4DS would consider elderly housing for persons aged 62 and older and children would not be permitted to live there and asked if Mr. Thompson was opposed to these nominations. Mr. Thompson responded that the nominations had not been clearly presented and although he was not opposed to elderly housing, he had felt compelled to express the concerns of his community.

In response to a question from Commissioner Alcorn, Mr. Thompson noted that his association had not taken a position on APR-04-III-4DS, but said he did not believe that anyone would be opposed to it.

Commissioner de la Fe pointed out that he and Commissioner Koch, Sully District Supervisor Michael Frey, Hunter Mill District Supervisor Catherine Hudgins, and school representatives had held community meetings and decided to defer APR-04-III-5DS and APR-04-III-6DS to address concerns raised, but APR-04-III-4DS would go forward since it would not have an impact on schools.

There were no further speakers, comments or questions; therefore, Chairman Murphy closed the public hearing.

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SULLY DISTRICT

APR-04-III-1BR - Located at 6504, 6508 Old Centreville Rd.

Adopted Plan: Res. 1-2 du/ac. Nominated Plan: Res. 2-3 du/ac.

Leanna Hush, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language outlined on page 6 of the staff report and that the Task Force concurred with the staff alternative with modifications outlined on pages 4 through 5 of the Task Force Report, copies of which are in the date file.

Jim Katcham, Chair, Sully District Task Force, stated that the Task Force concurred with the staff alternative.

Chairman Murphy called the first listed speaker.

Jason Heinberg, with Walsh, Colucci, Lubeley, Emrich & Terpak, PC, representing the nominator, explained that the nominator supported the staff alternative and the Board of Supervisors had authorized concurrent processing of the previously revised rezoning application, which had been reactivated by the nominator. He stated that the nominator had been working closely with the adjacent communities to address issues and the rezoning application had been well received by the Western Fairfax County Citizens Association. Mr. Heinberg indicated that the rezoning application was scheduled to be heard before the Planning Commission on July 27, 2005, and before the Board of Supervisors on August 1, 2005. He concluded that approval of the nomination would enable the proposed development to be in harmony with the existing community.

Carol Hawn, representing the Old Mill Community Association, 6500 Harvest Mill Court, Centreville, noted that her community was located immediately across Old Centreville Road from the subject property and said she had served as the Old Mill representative on the Task Force. She stated that the association supported the nomination because it would be compatible with the neighboring communities and the nominator had addressed their concerns. She noted that the applicant had agreed to improve the existing trail if the rezoning application was approved.

There were no further speakers, comments or questions; therefore, Chairman Murphy closed the public hearing.

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APR-04-III-4BR - Bounded by Machen Rd, Centrewood Dr, Multiplex Dr, and Sweetwater Ln. Adopted Plan: Res. 16-20 du/ac at base level.
Option south of Machen Rd: retail and office uses with conditions.
Nominated Plan: Add a condition limiting access for parcels 65-1((10))8-10 to Multiplex Dr.

Leanna Hush, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language outlined on page 18 of the staff report and that the Task Force recommended approval of the nomination as submitted, which differed only editorially from the staff recommendation.

Jim Katcham, Chair, Sully District Task Force, stated that the Task Force recommended approval of the nomination as submitted.

There were no speakers, comments or questions; therefore, Chairman Murphy closed the public hearing.

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APR-04-III-8BR - Portion of sector BR2 planned res.1 - .2 du/ac W of Cub Run; sector BR3 W of Cub Run and S of Braddock Rd; sector BR5 W of Cub Run. Adopted Plan: Res. 1-.2 du/ac for western part of sector. Nominated Plan: Recognize the relatively dark character of sky west of Cub Run and encourage light pollution prevention.

Alison Kriviskey, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the Adopted Comprehensive Plan as outlined on page 46 of the staff report. She added that the Task Force concurred with the staff recommendation.

Jim Katcham, Chair, Sully District Task Force, stated that the Task Force concurred with the staff recommendation and further recommended that the Policy Plan be reviewed and amended to more adequately address the dark skies issue on a Countywide basis.

Chairman Murphy called the first listed speaker.

Ted Troscianeki, nominator, representing the Western Fairfax County Citizens Association, 6618 Smiths Trace, Centreville, explained that the nomination would provide more descriptive guidance in the Plan to address encroachment problems in the subject area, ensure protection of its character, prohibit encroachment onto existing properties, and preserve proposed development. He said the association requested that the Planning Commission reconsider the proposed language, noting that the Task Force voted 8-7-1 on retaining the current Plan text.

Responding to questions from Commissioner Hart, Ms. Kriviskey said that if approved, the proposed language would be included in the Environment Element of the Policy Plan, but its review had not been scheduled at this time. Fred Selden, PD, DPZ, noted that staff intended to review the schedule of the Policy Plan with the Planning Commission, but the Environment Element had not been considered during the current review cycle.

Commissioner Alcorn reminded Commissioners that at 7:30 p.m. on May 12, 2005, in the Board Conference Room, the Policy and Procedures Committee would discuss this process and possibly the schedule.

In response to a question from Commissioner de la Fe, Mr. Selden said that language had been added regarding dark skies for a site near an observatory in the Great Falls area.

There were no further speakers, comments or questions; therefore, Chairman Murphy closed the public hearing.

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APR-04-III-9BR - Located at Pleasant Valley Rd corridor between Lee Hwy. and Blue Spring Dr. Adopted Plan: No specific text for the Pleasant Valley Rd corridor. Nominated Plan: Add text to recognize that the Pleasant Valley Rd. corridor has been designated a Virginia Byway. Encourage protection of scenic, historic and environmental resources.

Alison Kriviskey, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language outlined on page 57 of the staff report and that the Task Force concurred with the staff recommendation.

Jim Katcham, Chair, Sully District Task Force, stated that the Task Force concurred with the staff alternative.

Chairman Murphy called the first listed speaker.

Ted Troscianecki, nominator, representing the Western Fairfax County Citizens Association, 6618 Smiths Trace, Centreville, concurred with the staff recommendation to enhance the Plan to include specific language about the character of Pleasant Valley Road. He suggested that the alternative language provide additional guidance relative to what would be allowed on the road. He added that there might have been objection to the proposed language that included traffic volumes.

There were no further speakers, comments or questions; therefore, Chairman Murphy closed the public hearing.

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APR-04-III-10BR - Located at Bull Run Post Office Rd. corridor from Compton Rd. to the Loudoun County line. Adopted Plan: Res. .1-.2 du/ac. Nominated Plan: Limit exterior lighting, impervious parking surfaces, temporary sanitation facilities, and special exception and special permit uses along the Bull Run Post Office Rd. corridor.

Alison Kriviskey, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the Adopted Comprehensive Plan as outlined on page 75 of the staff report and that the Task Force concurred with the staff recommendation.

Jim Katcham, Chair, Sully District Task Force, stated that the Task Force concurred with the staff recommendation, although the majority of the members had agreed with the concept proposed by the nomination.

Chairman Murphy called the first listed speaker.

Ted Troscianecki, nominator, representing the Western Fairfax County Citizens Association, 6618 Smiths Trace, Centreville, said the nomination would provide amplification and guidance in the Plan to address concerns related to the protection of the Occoquan Watershed in the Bull Run Post Office Run area between Fairfax County and Loudoun County. He read a passage found on page 64 of the Area III Planning Guide, Subsection 2, which consisted of current Plan text and the proposed text: “Non-residential uses requiring special permit approval should be rigorously reviewed due to the unique role and low-density character of the corridor.” He stated that the proposed language would indicate the character of the subject area and his association and its Land Use Committee would continue to “rigorously review” every application that was presented before them.

Commissioner Koch pointed out that the Commission had received a letter dated April 19, 2005, from the Northern Virginia Regional Park Authority, owner of Bull Run Regional Park, which raised a concern about the nomination adversely affecting the park’s events. He mentioned that he would provide a copy of the letter to Mr. Troscianecki. (A copy of the letter is in the date file.)

In response to a question from Commissioner Koch, Mr. Troscianecki responded that the proposed language would only affect the Stone Bridge Community Planning Sector and said he did not believe that the southern part of Bull Run Post Office Road was part of that sector.

Commissioner Hart noted that Bull Run Regional Park was located to the south of Compton Road and since the nomination concerned the area from Compton Road to the Loudoun County line, it would not affect the park.

There were no further speakers, comments or questions; therefore, Chairman Murphy closed the public hearing.

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APR-04-III-1DS - Located at SE quadrant of intersection of Lee Rd. and Penrose Pl. (Parcels 34-3((1))30A, 30B, 32). Adopted Plan: Industrial/ industrial/flex up to .35 FAR. Option: hotel and/or mix of office & industrial/flex. Nominated Plan: S of Penrose Place and N of Schneider Branch: mix of uses up to .30 FAR, office/educational use (27%); retail, restaurants, recreation, services (73%).

Alison Kriviskey, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the Comprehensive Plan as outlined on page 89 of the staff report and that the Task Force concurred with the staff recommendation.

Jim Katcham, Chair, Sully District Task Force, stated that the Task Force concurred with the staff recommendation.

There were no speakers, comments or questions; therefore, Chairman Murphy closed the public hearing.

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APR-04-III-7DS - Bounded by Stonecroft Blvd., Willard Rd., Rt. 50, Loudoun County border, and Dulles International Airport. Adopted Plan: Office and industrial/flex up to .35 FAR with conditions. Options: hotel, conference center, restaurant, cultural facilities, retail use up to .35 FAR with conditions. Nominated Plan: Delete Land Use Recommendation # 3 (retail option) and related Transportation Recommendations #2 and #3 (access to Dulles Airport and to the Air and Space Museum).

Alison Kriviskey, Planning Division, Department of Planning and Zoning), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the nomination as submitted and that the Task Force concurred with the staff recommendation.

Jim Katcham, Chair, Sully District Task Force, stated that the Task Force concurred with the staff recommendation.

There were no speakers, comments or questions; therefore, Chairman Murphy closed the public hearing.

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APR-04-III-1FC - Located at NW quadrant of Rt. 50 & Fair Ridge Dr. Adopted Plan: Baseline: res. 2 du/ac; Intermediate: office .07 FAR; Overlay: office .15 FAR and public facilities. Option: hotel use .15 FAR with conditions. Nominated Plan: Overlay: office, retail, public facilities and institutional use (church) at .25 FAR.

Alison Kriviskey, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language outlined on pages 173 through 174 of the staff report and that the Task Force concurred with the staff recommendation.

Jim Katcham, Chair, Sully District Task Force, stated that the Task Force concurred with the staff alternative.

Chairman Murphy called the first listed speaker.

Keith Martin, Esquire, with Sack, Harris & Martin, PC, representing the nominator, explained that the Task Force supported the proposed development because it would complement the neighborhood, benefit the evening traffic, generate no additional traffic on Route 50, and provide childcare. He said the nominator believed that the proposal was in conformance with the Comprehensive Plan and did not support the agreement between the purchaser of the subject property and Virginia Dominion Power because it would drastically change the overall floor area ratio of the subject site.

There were no further speakers, comments or questions; therefore, Chairman Murphy closed the public hearing.

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APR-04-III-6FC - Located N of Fair Ridge Dr., W of public park, S of Ox Hill Rd. Adopted Plan: Baseline: res. 2 du/ac; Intermediate: office .15 FAR; Overlay: Office .25 FAR. Nominated Plan: Option at intermediate level for res. 8 du/ac.

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Chairman Murphy relinquished the Chair to Secretary Harsel.

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Alison Kriviskey, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the Comprehensive Plan as outlined on page 185 of the staff report.

Secretary Harsel called the first listed speaker.

Robert Lawrence, Esquire, with Reed Smith LLP, representing the nominator, noted that the nomination had the support of the Task Force and the Fair Oaks Estates Homeowners Association. He said he had distributed packets that contained his remarks, a letter of support from the association, the proposed Plan language, the conceptual site plan for the proposal, a trip generation comparison, a comparison of the nomination with APR-04-III-1FC, and the existing approved site plan for the commercial office use. He explained that the proposed development would have less of an impact on the residents in Fair Oaks Estates than the planned office use because it would reduce traffic generation; provide substantial buffers; meet the principles of smart growth; and be located in close proximity to employment centers, transportation corridors, retail, and medical services. (A copy of the packet is in the date file.)

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Chairman Murphy resumed the Chair.

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Jim Katcham, Chair, Sully District Task Force, stated that the Task Force recommended approval of the nomination as submitted and as amended on November 23, 2005.

Responding to questions from Commissioner Hart, Mr. Lawrence indicated that a total of nine elementary school students, two middle school students, and five high school students would be generated by the nomination and, therefore, would not have a significant impact on the schools.

At the request of Commissioner Hart, Mr. Lawrence agreed to add parallel language regarding the mitigation of the impact on the schools.

Douglas Knoche, President, Fair Oaks Estates Homeowners Association, 12549 Lt. Nichols Road, Fairfax, stated that the association supported the nomination. However, he expressed concern about the previous nomination, APR-04-III-1FC, because additional office space proposed would increase commuter traffic, but residential development could help eliminate some of the traffic problems in the area.

In response to a question from Commissioner Koch, Mr. Knoche expressed support for the retail component proposed by APR-04-III-1FC because it would help reduce traffic in the immediate area.

There were no further speakers, comments or questions; therefore, Chairman Murphy closed the public hearing.

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Chairman Murphy thanked Ms. Kriviskey and Mr. Katcham for their work on these nominations and adjourned the meeting.

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The meeting was adjourned at 9:53 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

CLOSING

April 20, 2005

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Kara A. DeArrastia

Approved on: _____

Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission